



Planning Commission

Monday, April 4, 2022

6:30 PM

City Council Chambers

Public Comment: Please complete a "Request to Speak" form located at the entrance of the Council Chambers in order to address the Planning Commission on any agenda item. Comments are limited to three minutes, unless you have registered your organization with the City Clerk. If you wish to speak on an item not on the agenda, you may do so under "Oral Communications." Any member of the public may address the Commission on items on the Consent Calendar. Please complete a "Request to Speak" form as noted above and indicate which item number you wish to address.

Meeting Schedule: Regular Planning Commission meetings are generally held on the first and third Mondays of each month at 6:30pm in the Council Chambers. The Agenda's are posted on the City website at: www.sanmarcos.net. Please note, meetings may be added or cancelled as necessary and will be posted on the City's website calendar.

Agendas: Agenda packets are available for public inspection 72 hours prior to scheduled meetings at the Counter I Development Services Department located on the first floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours. Any agenda-related writings or documents provided to a majority of the Planning Commission after distribution of the agenda packet are available for public inspection at the same time at the Counter I Development Services Department located on the first floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours.

Oral and Written Communications: Persons wishing to submit comments on a matter not on the agenda may be heard by the Commission at this time; however, no action will be taken until placed on a future agenda. Please submit your comments via email to gjackson@san-marcos.net.

Call To Order

Roll Call

Public Comment

Speakers are limited to three minutes. Please complete a "Request to Speak" form and place in basket provided.

Consent Calendar

1. [APPROVAL OF MINUTES](#)

Recommendation: Approve March 7, 2022 Planning Commission Minutes

Attachments: [Draft_PC Minutes 03.07.22](#)

Public Hearing

2. [RESOLUTION PC 22-4985 \(ENVIRONMENTAL IMPACT REPORT 21-001\), RESOLUTION 22-4978 \(SPECIFIC PLAN 20-0002\), RESOLUTION 22-4979 \(GENERAL PLAN AMENDMENT 20-0002\), RESOLUTION 22-4980 \(REZONE 20-0001\), RESOLUTION 22-4981 \(MULTI-FAMILY SITE DEVELOPMENT PLAN 20-0001\), RESOLUTION 22-4982 \(TENTATIVE SUBDIVISION MAP 20-0001\), RESOLUTION 22-4983 \(CONDITIONAL USE PERMIT 20-0007\), AND RESOLUTION 22-4984 \(GRADING VARIANCE 20-0002\): HALL LAND COMPANY REQUEST TO RECOMMEND APPROVAL TO CITY COUNCIL OF ENTITLEMENTS TO DEVELOP 151 RESIDENTIAL CONDOMINIUMS ON A 10.6-ACRE SITE LOCATED ON BARHAM DRIVE](#)

Recommendation: Recommend to City Council ADOPTION or APPROVAL the following in the order set forth below:

1. APPROVE Resolution PC 22-4985 to certify Environmental Impact Report (FEIR21-001) (SCH No. 2021040009) and adopt Findings and Overriding Considerations for Significant and Unavoidable Impacts related to Transportation for the proposed project;
2. APPROVE Resolution PC 22-4978 (Specific Plan SP20-0002) to adopt the Hallmark-Barham Specific Plan to establish development guidelines and serve as the primary land use, policy, and regulatory document for the project;
3. APPROVE Resolution PC 22-4979 (General Plan Amendment GPA20-0002) for a land use change of 10.6 acres/project site from "Mixed Use 3" to "Specific Plan Area";
4. APPROVE Resolution PC 22-4980 (Rezone R20-0001) for a zone reclassification of 10.6 acres/project site from Mixed Use 3 (MU-3) to Specific Plan Area (SPA);
5. APPROVE Resolution PC 22-4981 (Multi-Family Site Development Plan MFSDP20-0001) for design review of a residential condominium complex, including site plan, grading, landscaping, and floor plans, and architectural elevations;
6. APPROVE Resolution PC 22-4982 (Tentative Subdivision Map TSM20-0001) for an 151-unit condominium map;
7. APPROVE Resolution PC 22-4983 (Conditional Use Permit CUP20-0007) to allow for the temporary use of a rock crusher during grading operations; and
8. APPROVE Resolution PC 22-4984 (Grading Variance GV20-0002) to allow for manufactured slopes to exceed 20 feet in height.

Attachments: [SP20-0002 Hall Land Company- PC- EIR reso](#)
[SP20-0002 Hall Land Company- PC- EIR reso Exhibit A Findings & SOC](#)
[SP20-0002 Hall Land Company- PC- SP reso](#)
[SP20-0002 Hall Land Company- PC- SP reso Exhibit A Specific Plan](#)
[SP20-0002 Hall Land Company- PC- GPA reso](#)
[SP20-0002 Hall Land Company- PC- R reso](#)
[SP20-0002 Hall Land Company- PC- MFSDP reso](#)
[SP20-0002 Hall Land Company- PC- TSM reso](#)
[SP20-0002 Hall Land Company- PC- CUP reso](#)
[SP20-0002 Hall Land Company- PC- GV reso](#)
[SP20-0002 Staff Report Attach A-C](#)
[SP20-0002 Staff Report Attach D- EIR](#)
[SP20-0002 Staff Report Attach D- EIR Appx A1-Specific-Plan](#)
[SP20-0002 Staff Report Attach D- EIR Appx A2-ProjectPlans](#)
[SP20-0002 Staff Report Attach D- EIR Appx B-Initial-Study](#)
[SP20-0002 Staff Report Attach D- EIR Appx C-NOP-Comment-Letters](#)
[SP20-0002 Staff Report Attach D- EIR Appx D-Air-Quality-Report](#)
[SP20-0002 Staff Report Attach D- EIR Appx E1-Biological Report](#)
[SP20-0002 Staff Report Attach D- EIR Appx E2-CAGN-Report](#)
[SP20-0002 Staff Report Attach D- EIR Appx E3-Special-Plant-Survey](#)
[SP20-0002 Staff Report Attach D- EIR Appx E4-Jurisdictional-Findings](#)
[SP20-0002 Staff Report Attach D- EIR Appx F1-Cultural-Resources-Report](#)
[SP20-0002 Staff Report Attach D- EIR Appx F2-Site-Evaluation](#)
[SP20-0002 Staff Report Attach D- EIR Appx G-Geotechnical-Investigation](#)
[SP20-0002 Staff Report Attach D- EIR Appx H1-Greehouse-Gas-Report](#)
[SP20-0002 Staff Report Attach D- EIR Appx H2-CAP-Consistency](#)
[SP20-0002 Staff Report Attach D- EIR Appx I-Phase1-Phase2](#)
[SP20-0002 Staff Report Attach D- EIR Appx J1-Drainage](#)
[SP20-0002 Staff Report Attach D- EIR Appx J2-SWQMP](#)
[SP20-0002 Staff Report Attach D- EIR Appx K-Transportation-Analysis](#)
[SP20-0002 Staff Report Attach D- EIR Appx L-Noise-Report](#)
[SP20-0002 Staff Report Attach D- EIR Appx M-ServiceProviderLetters](#)
[SP20-0002 Staff Report Attach D- EIR Appx N1-VWD-Water-Sewer-Study](#)
[SP20-0002 Staff Report Attach D- EIR Appx N2-RDDMWD-CEQA-Letter](#)
[SP20-0002 Staff Report Attach E- public comments](#)
[SP20-0002 Staff Report Attach F- landscape plans](#)
[SP20-0002 Staff Report Attach F- site plan architecture](#)
[SP20-0002 Staff Report Attach F- TSM and grading](#)

[SP20-0002 Staff Report Attach G- GPA analysis](#)

[SP20-0002 Staff Report Attach H- Fiscal and Economic Analysis](#)

Planning Director Comments

Planning Commissioner Comments

Adjournment

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF SAN MARCOS)

I, Gina Jackson, Commission Secretary of the City of San Marcos Planning Commission, hereby certify that I caused the posting of this agenda in the glass display case at the north entrance of City Hall and on the City's website on MARCH 28, 2022 5:30 p.m.

Date: MARCH 28, 2022

Gina Jackson, Planning Commission Secretary